



PLANNING AND ZONING COMMISSION COMMUNICATION

April 15, 2014

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-05-SP

ACTION REQUESTED:

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block 2, Tract C Euless Industrial Addition located at 902 Heather Drive.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Quickway Manufacturing

Location/Zoning: 902 Heather Drive. The zoning of the property is Light Industrial District (I-1).

Project Description: Quickway Manufacturing has proposed a new storage building for their metal products to be located on their property along Heather Drive. The new storage building (labeled as Building #5 on the site plan) is proposed to be 5,965 square feet. The building will have two separate open canopies on either end of the building to shield product lifter movement from weather during the workday. The new building will be enclosed and will have a masonry exterior as per City of Euless regulations.

In addition to the new building, a new concrete surface will be installed on the south side of the site as well as a new emergency access lane connecting Heather Drive and Stanley Drive. The emergency access lane will be constructed to City standards.

In working with the property owner, a limited amount of landscaping will be installed with new turf along the new building frontage to Heather Drive. At the company's most visible corner of Heather Drive and W. Eulless Boulevard, new hydromulch, trees and shrubs will be planted to provide additional landscaping environment along SH 10.

Staff recommends approval of the site plan.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner